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BZA
Case No. 17431
Exhibit No. 10

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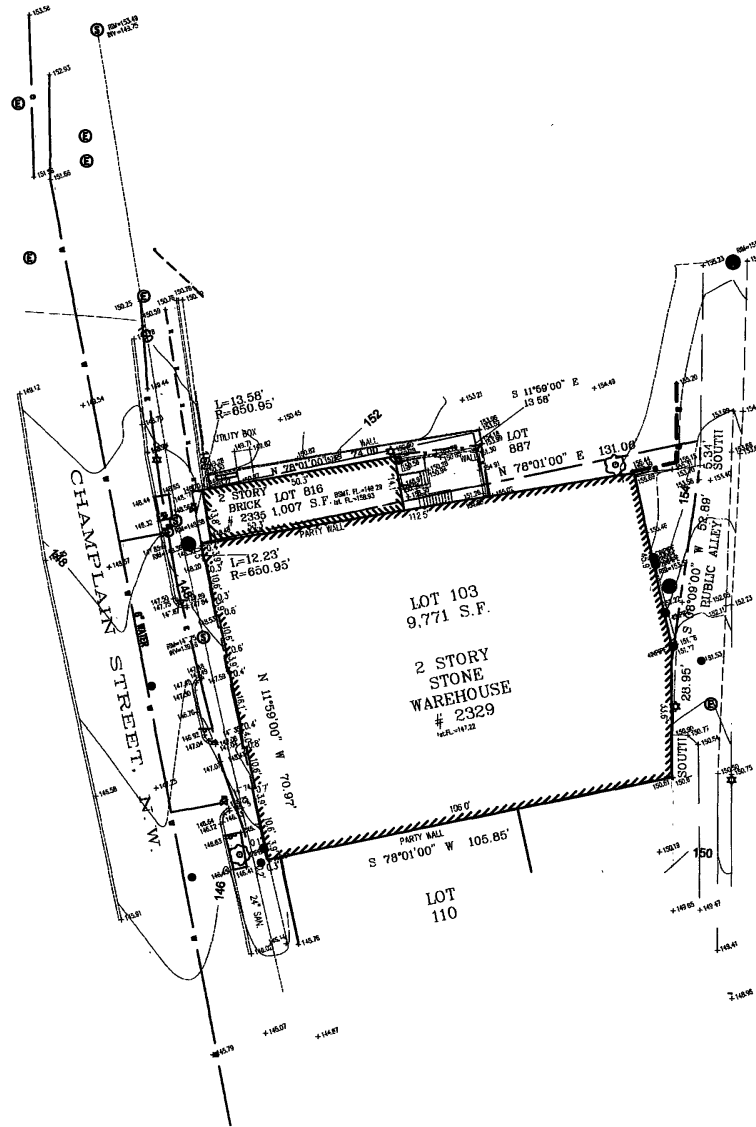
SHEET TITLE
CONTENTS,
ORGANIZATION

SHEET
C-01
OF 0000



- LEGEND
- METAL RAIL
 - CHAIN LINK FENCE
 - ★ LIGHT POLE
 - # UTILITY POLE
 - ⊙ STORM DRAIN MANHOLE
 - ⊙ GUY
 - ⊙ SEWER MANHOLE
 - ⊙ WATER METER
 - △ TRAVERSE CONTROL POINT
 - STORM DRAIN INLET
 - ⊕ HYDRANT
 - ⊙ WATER MANHOLE
 - ⊕ WATER VALVE
 - ⊙ TREE/BIKE
 - SIGN
 - x PARKING METER

TOPOGRAPHIC & BOUNDARY
SURVEY



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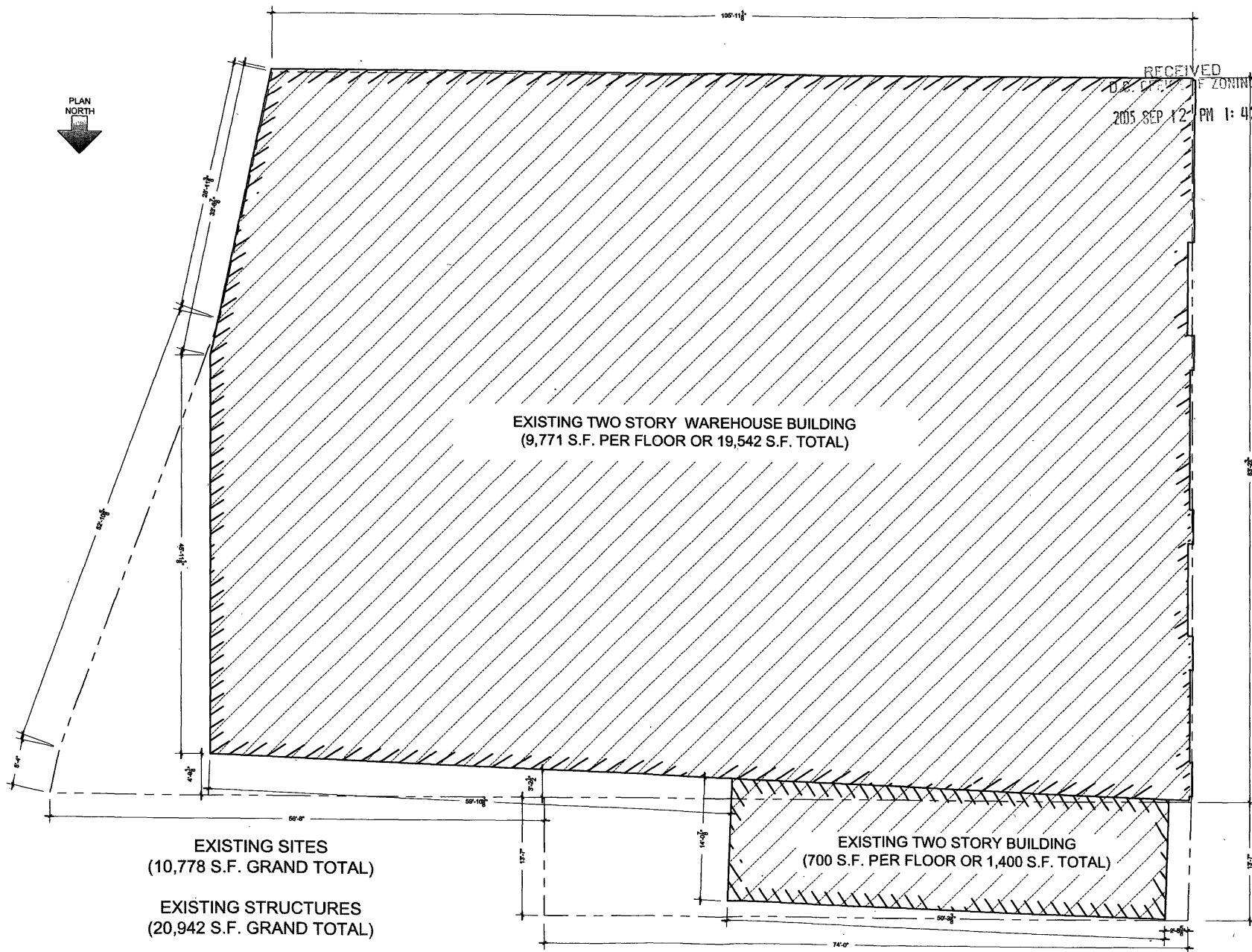
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SURVEY
/ PLAT

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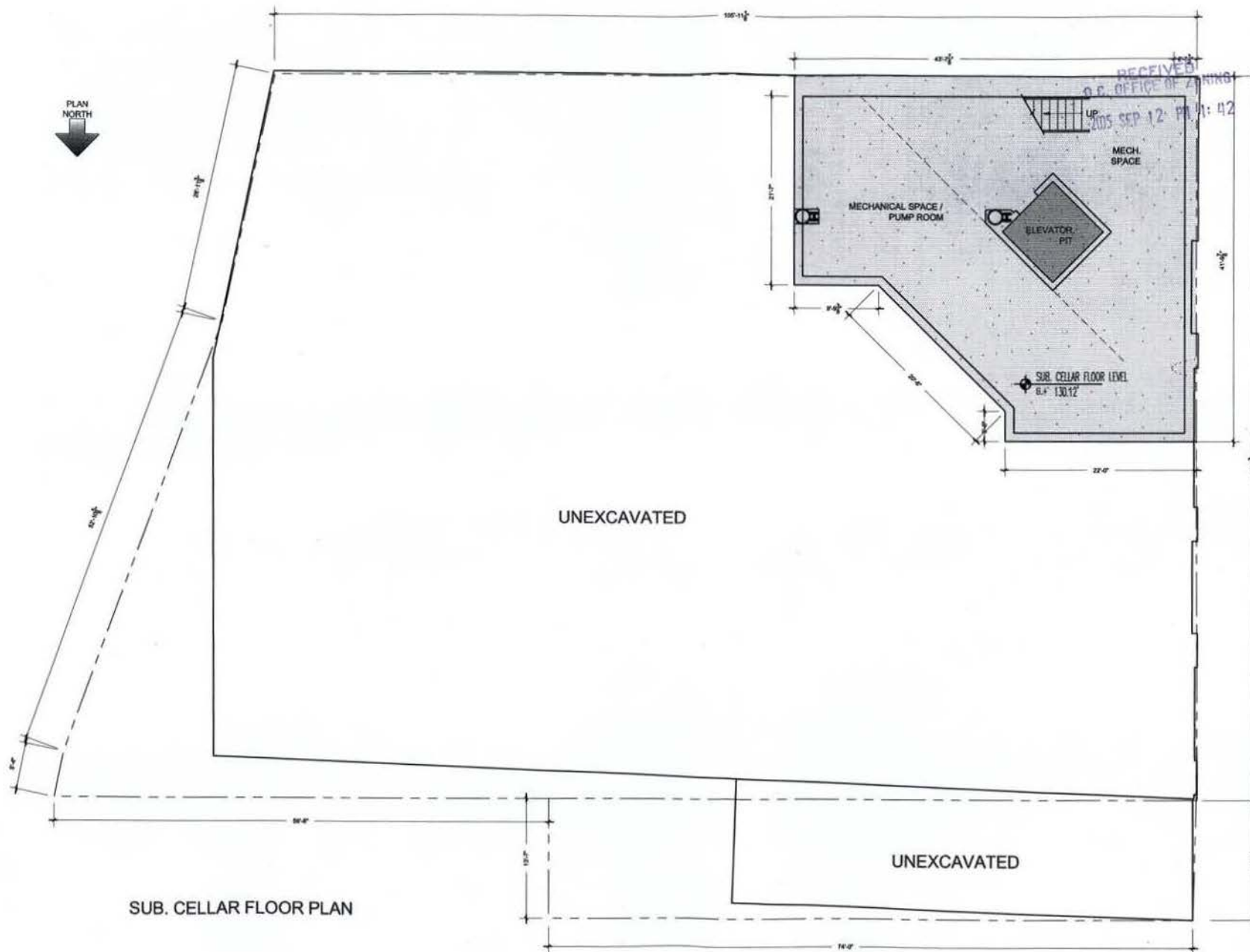
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SUB. CELLAR FLOOR PLAN



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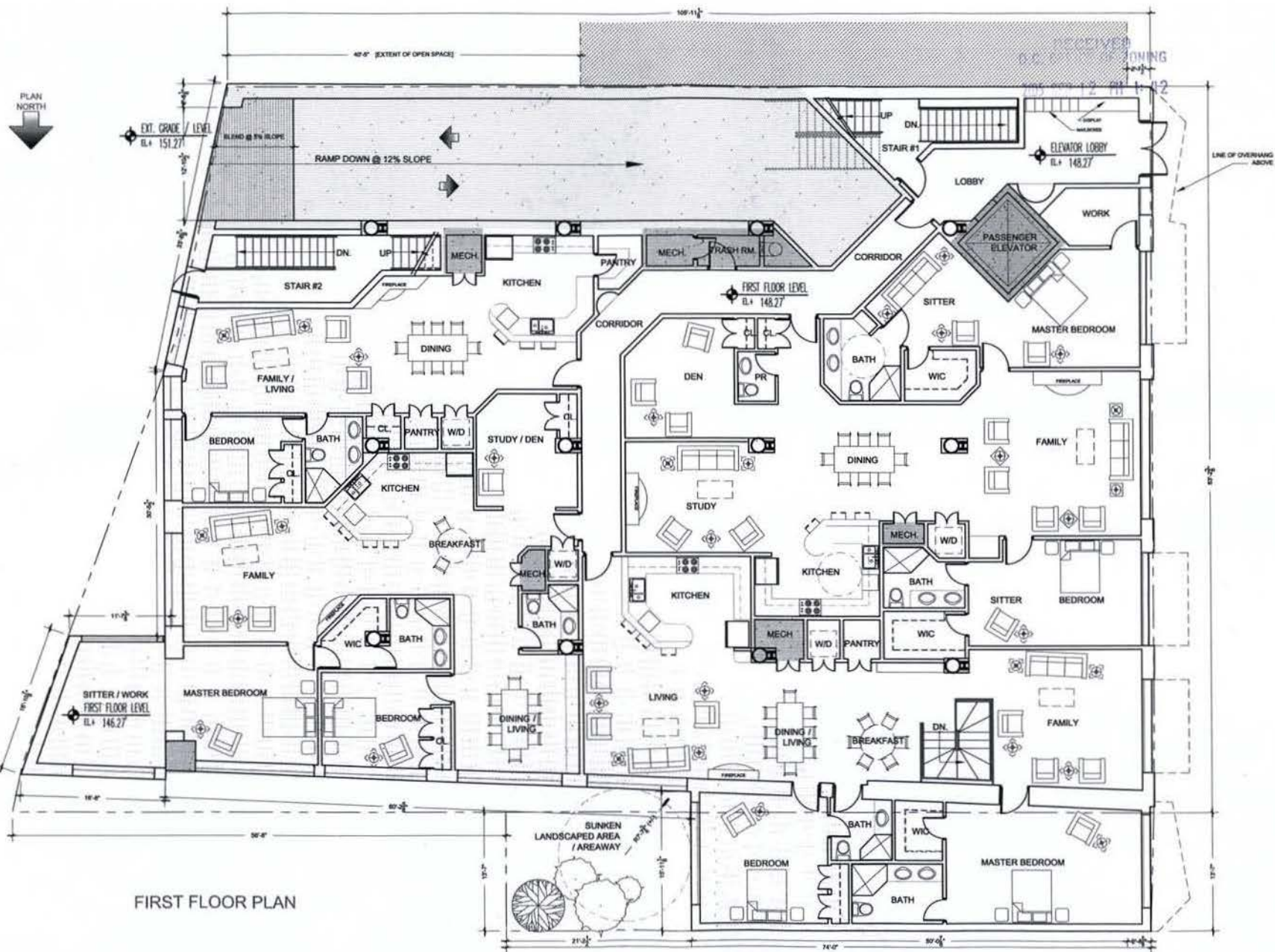
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SUB. CELLAR
FLOOR PLAN

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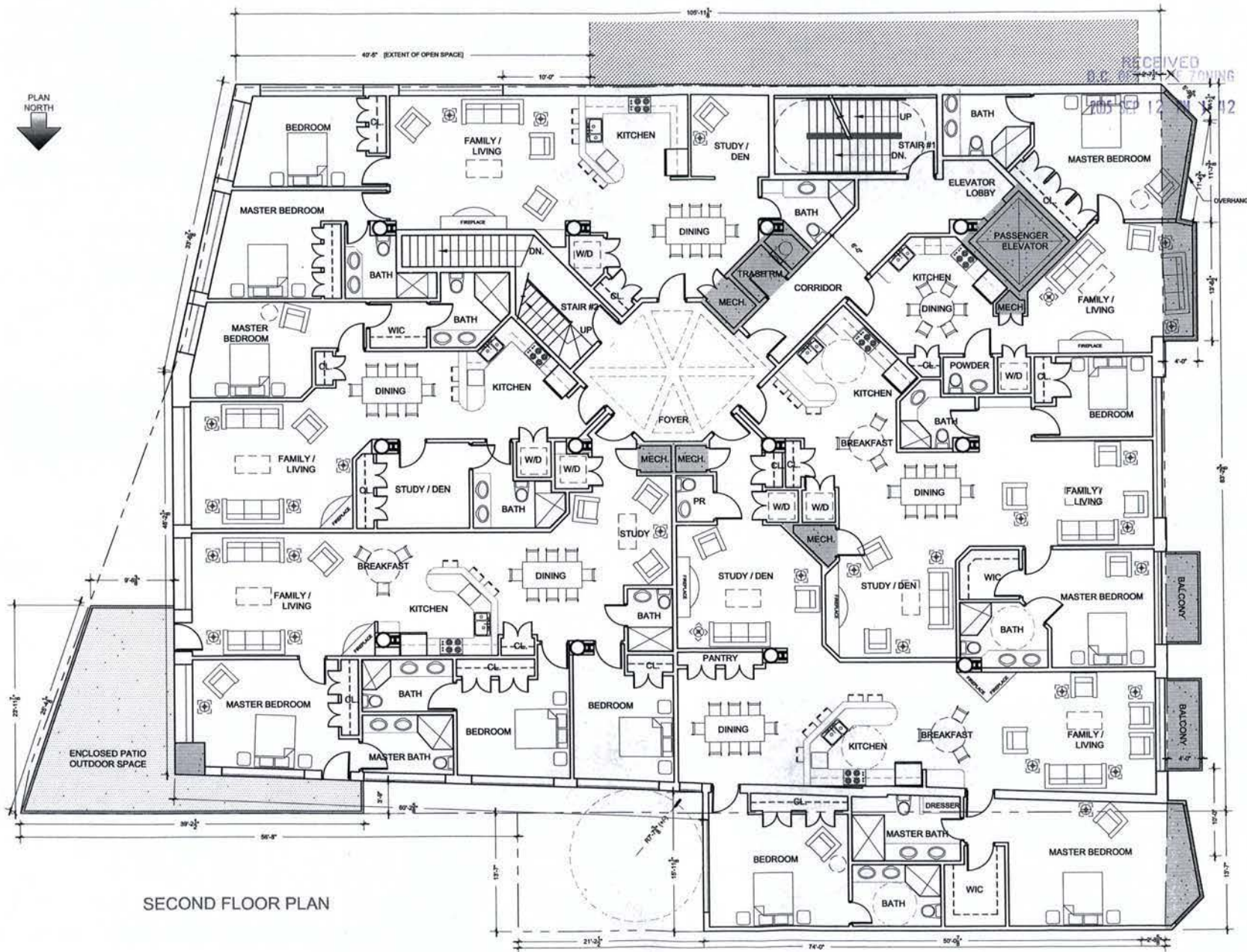
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FIRST FLOOR PLAN
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SECOND FLOOR PLAN



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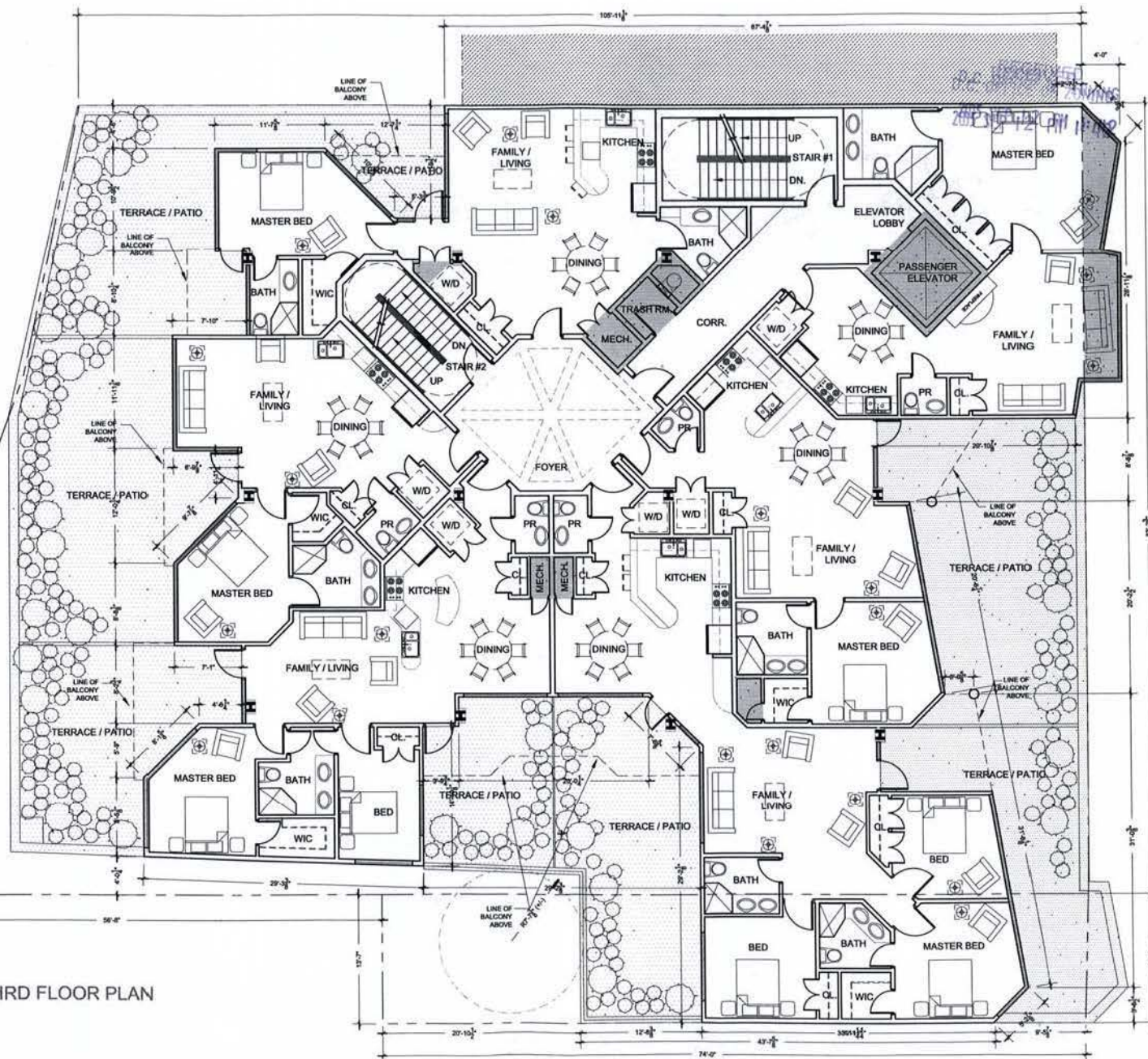
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THIRD FLOOR PLAN



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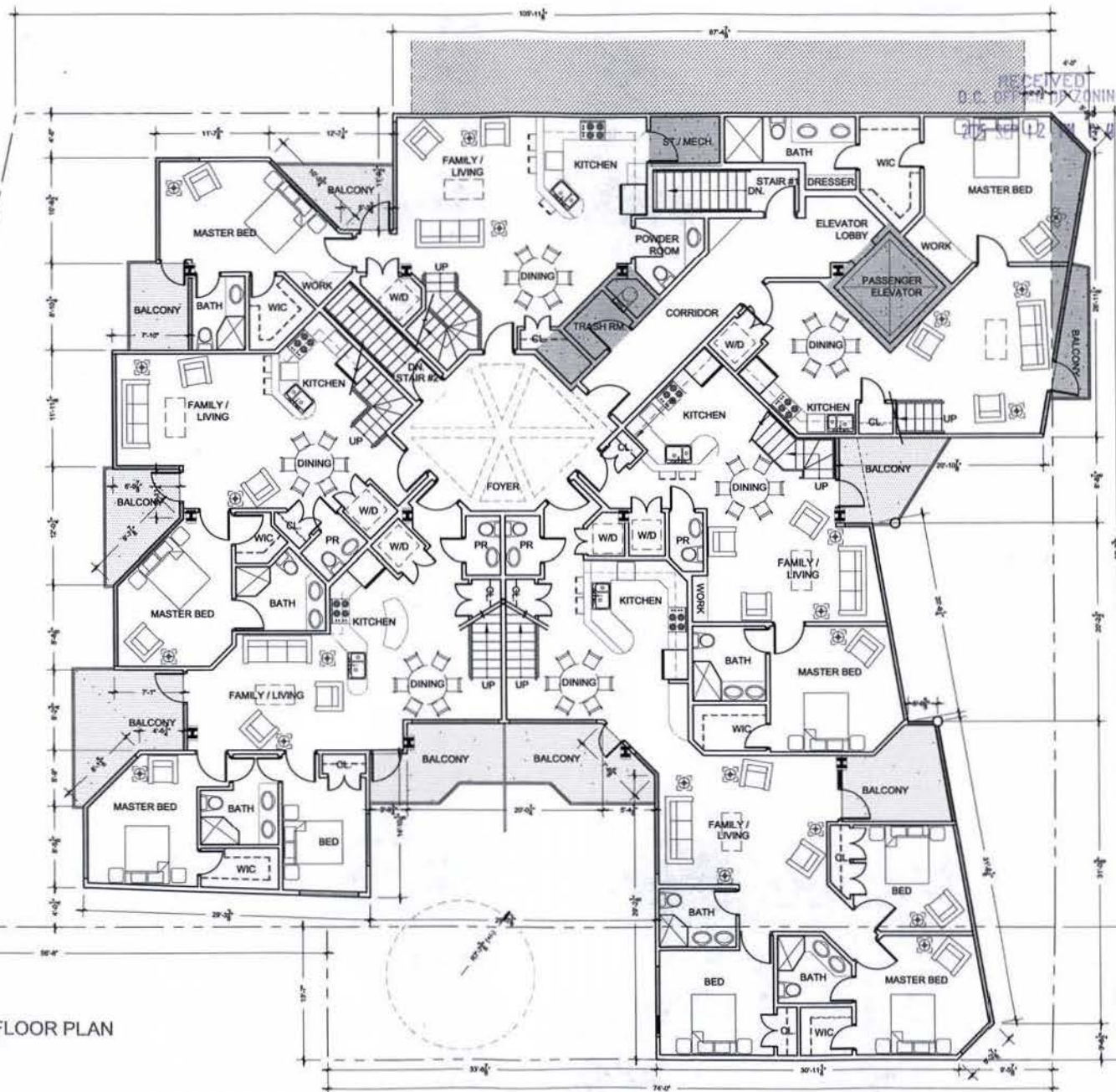
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FLOOR PLAN
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FOURTH FLOOR PLAN



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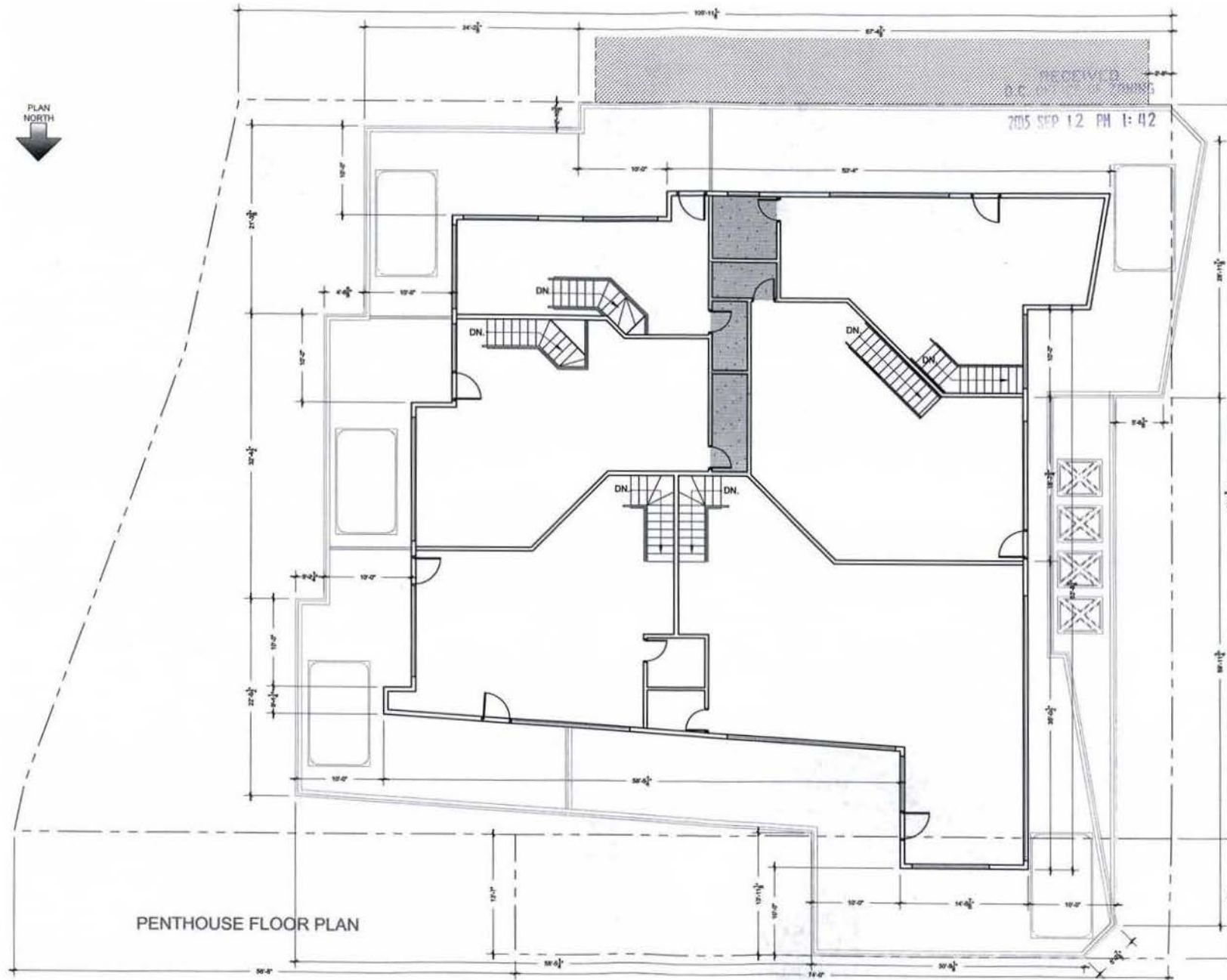
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FOURTH
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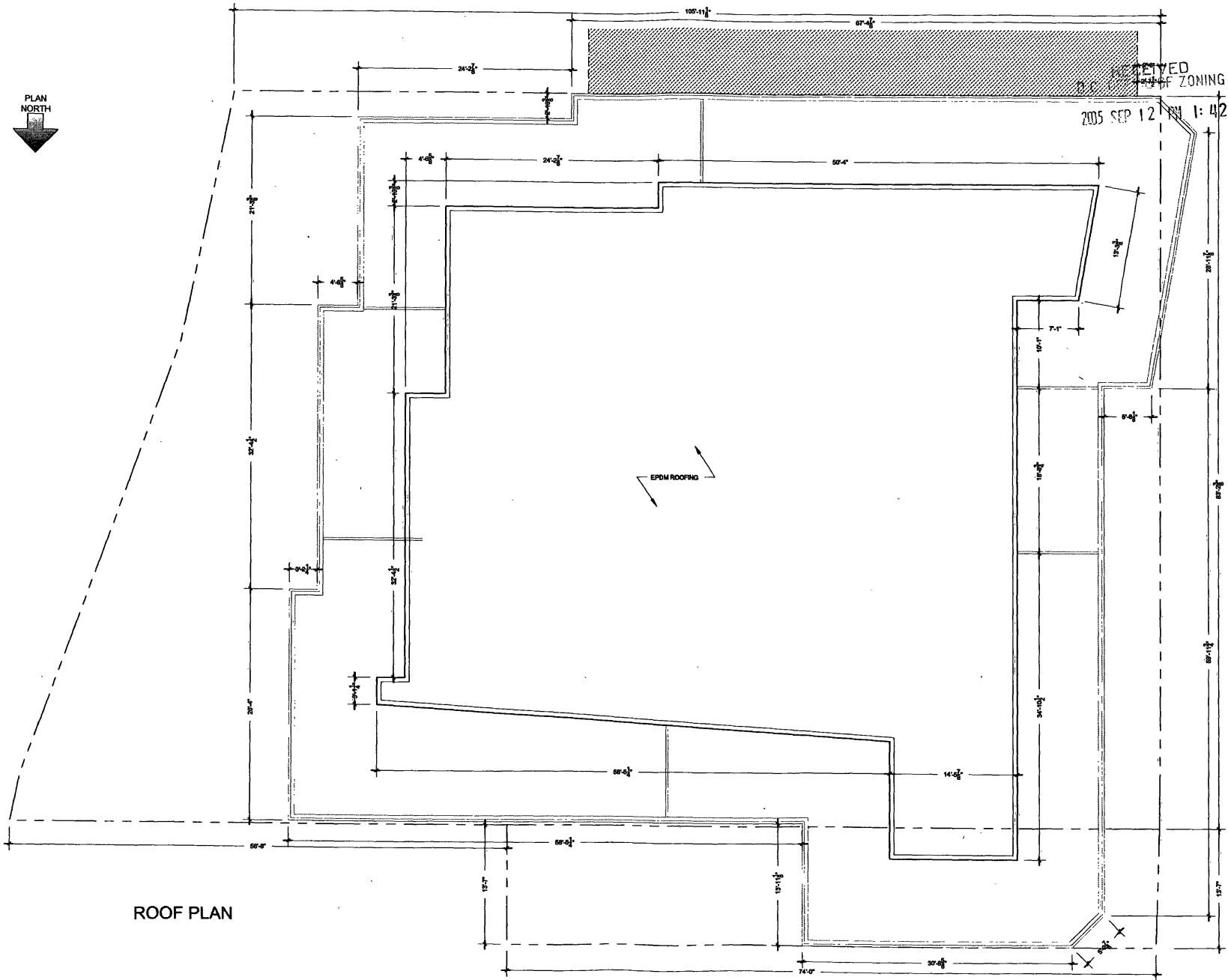
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PENTHOUSE
FLOOR PLAN

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ROOF PLAN



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ROOF PLAN

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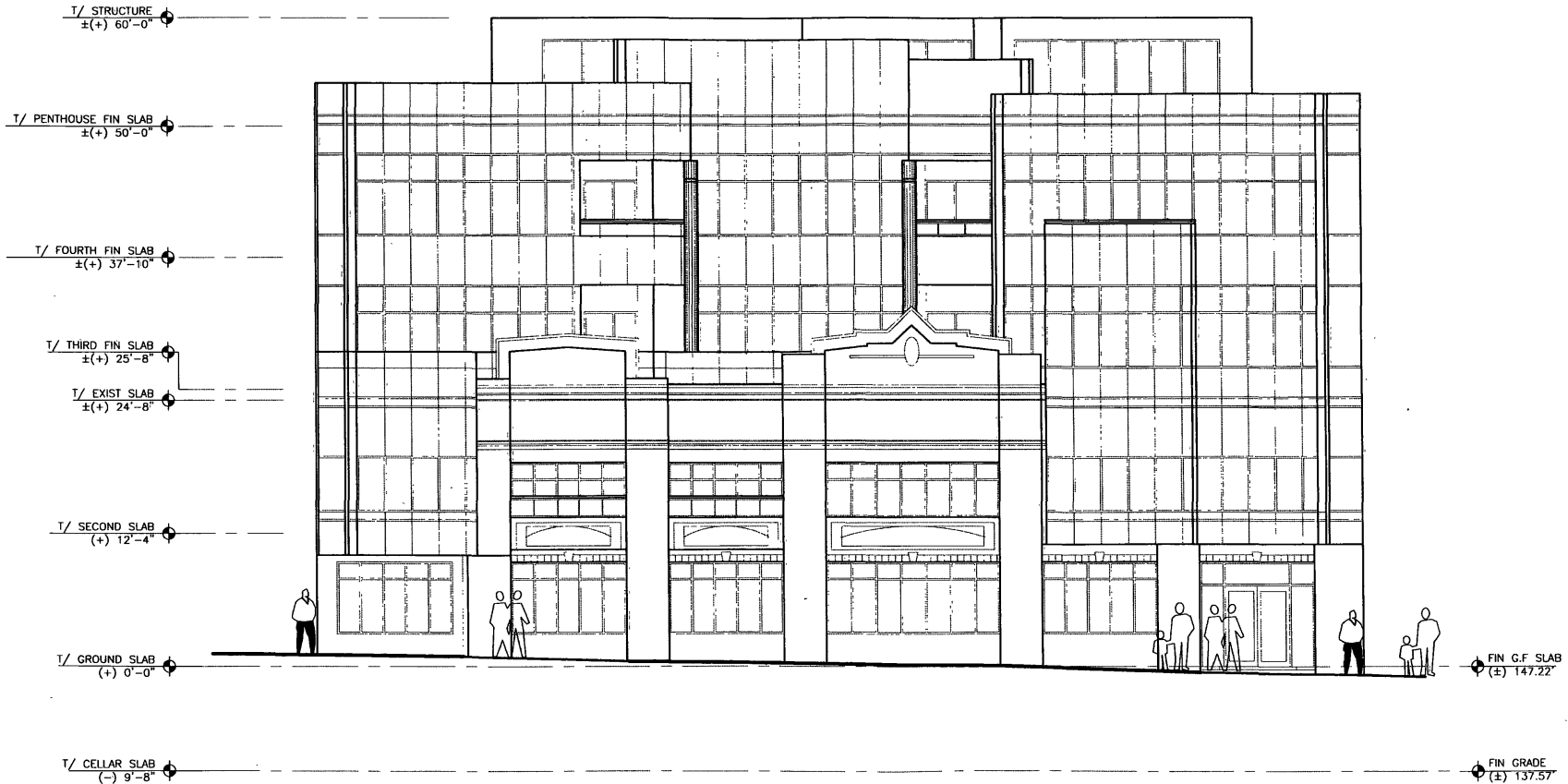
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WEST
ELEVATION

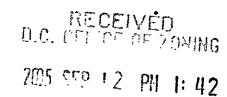
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WEST ELEVATION



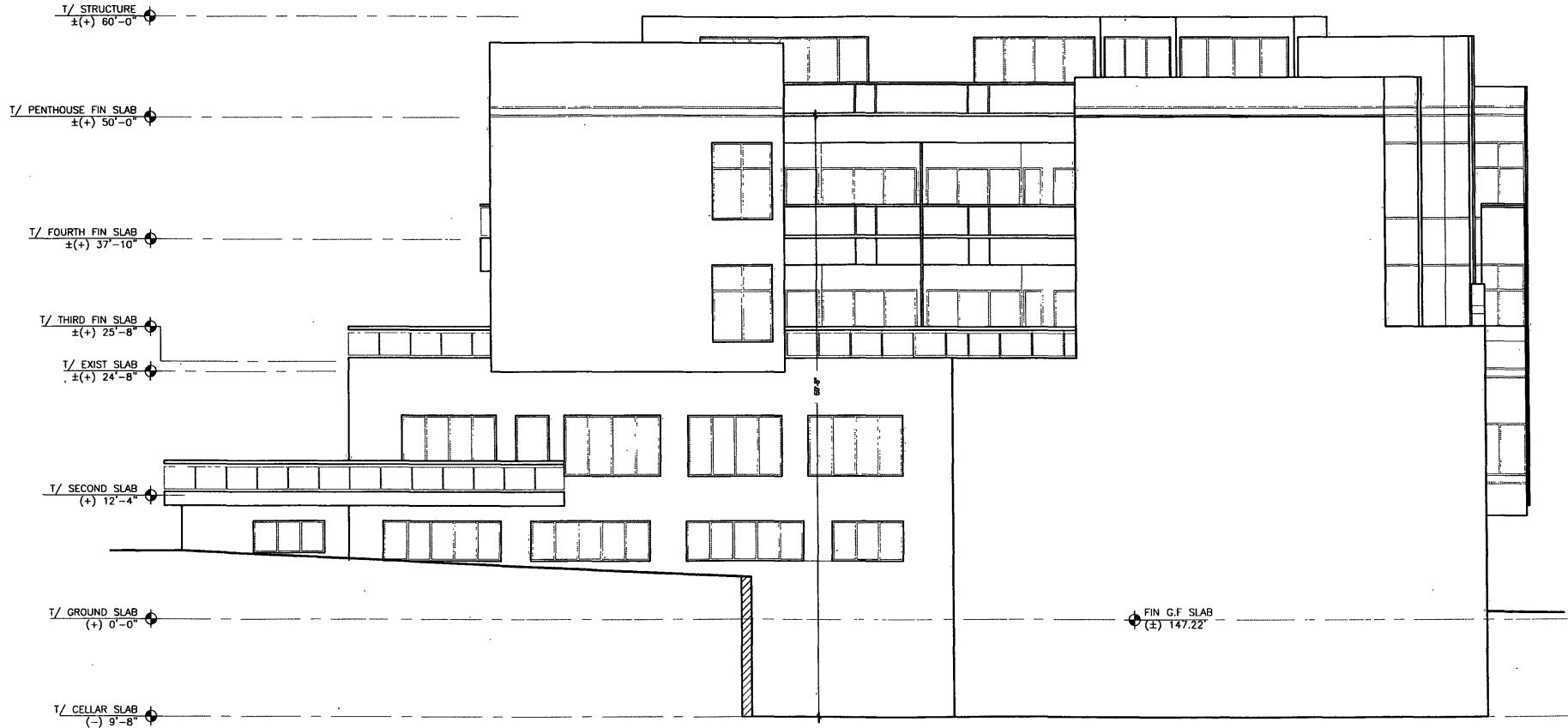
EAST ELEVATION

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NORTH ELEVATION

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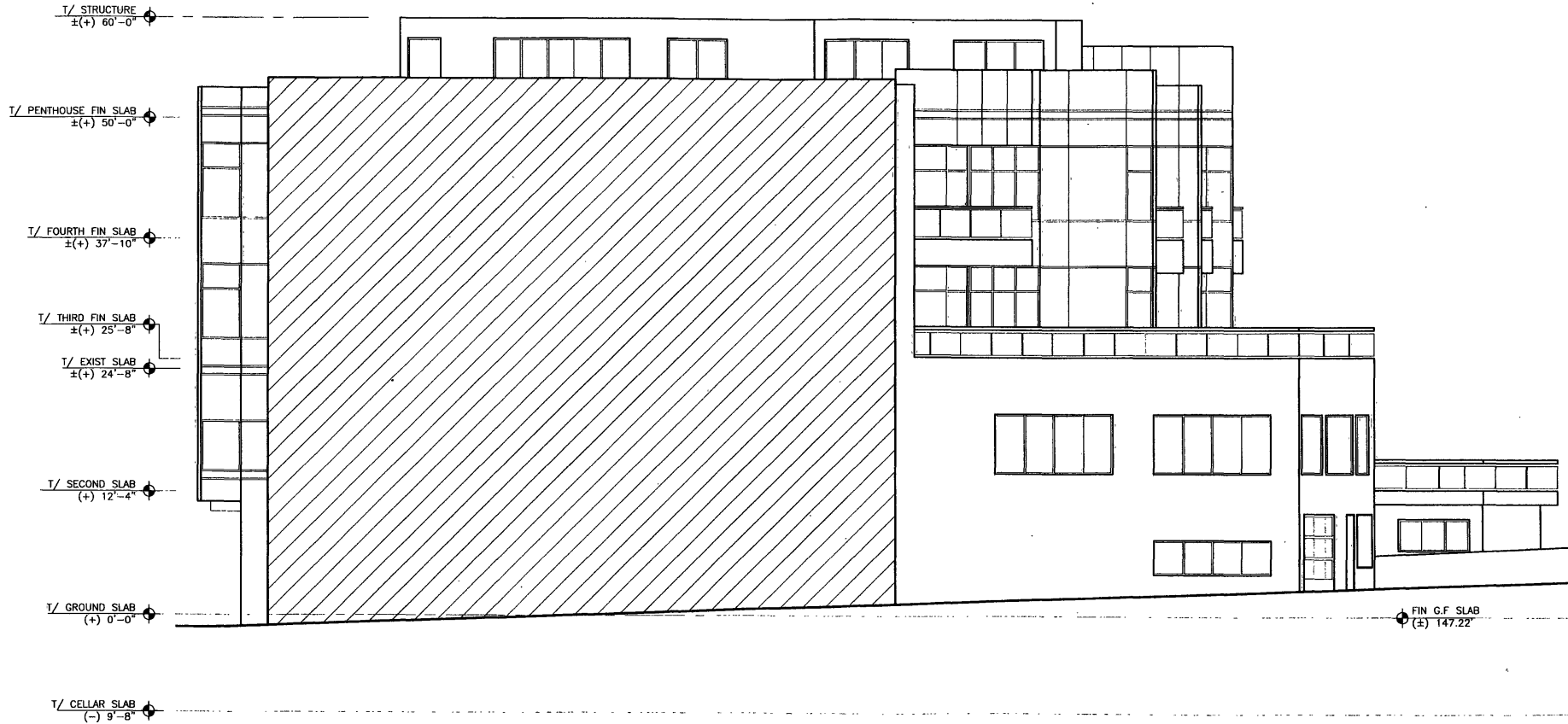
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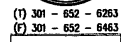
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SOUTH ELEVATION



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**BUILDING
SECTION**

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ZONING ANALYSIS

ZONING: R5B / REED COOKE OVERLAY DISTRICT

TOTAL LOT: 9771.28 SF + 1007.00 SF (DC PLAT)

ALLOWABLE HEIGHT OF STRUCTURE (RC/R-5-B/ SEC.1402)
40'-0" EXCEPT ARCHITECTURAL EMBELLISHMENTS
AND PENTHOUSE.
ACTUAL HEIGHT OF STRUCTURE 50'-0" AT MIDDLE OF
CHAMPLAIN STREET FACADE.

ALLOWABLE # OF STORIES (400.1)
NO LIMIT

ROOF AND PENTHOUSE (400.7C) & (IBC 2000-1509.2)
ROOF STRUCTURE SHALL NOT EXCEED 0.37 OF TOTAL
LOT AREA.
ACTUAL ROOF AREA= 8079 SF
ALLOWABLE PENTHOUSE AREA = 3988 SF

FAR OF 0.37 FOR ROOF STRUCTURES (411.7)
ALLOWABLE PENTHOUSE AREA= 3988 SF
ACTUAL PROVIDED PENTHOUSE AREA= 3988 SF

SET BACK FROM ROOF EDGE EQUAL TO HEIGHT OF
PENTHOUSE.
PENTHOUSE NO HIGHER THAN 18'-6"
ACTUAL PROVIDED PENTHOUSE HEIGHT= 10'-0"
ACTUAL SETBACK FROM ROOF EDGE PROVIDED = 10'-0"

FAR
MAXIMUM PERMITTED FAR (402.4)= 1.8
PROPOSED FAR= 2.66
TOTAL FLOOR AREA WITH CEILING 4'-0" OR MORE ABOVE
GRADE EXCLUDING PENTHOUSE, SHAFTS AND MECH.
ROOMS=28700 SF
ACTUAL PROVIDED FAR= 10778.28 SF / 28700 SF= 2.66

LOT OCCUPANCY
MAX % LOT OCCUPANCY FOR RESIDENTIAL USE (403.2)= 60%
ACTUAL LOT OCCUPANCY = 92.8% (A PRE-58 BUILDING W/ EXISTNG
FIRST & SECOND FLOORS)
CHANGE IN LOT OCCUPANCY = NO CHANGE

REAR YARD

MIN. DEPTH (404.1) 15'-0"
ACTUAL DEPTH = NONE (NOT APPLICABLE)
NONE REQUIRED (AN EXISTING PRE-58 BUILDING)
ACTUAL DEPTH=23'-0" FOR 3RD & 4TH FLOORS

SIDE YARD (405.6-9)
NONE REQUIRED

HEIGHT OF BUILDING
MAX. HEIGHT (400.1)= 50'-0"
(EXCLUDING PENTHOUSE & ARCHITECTURAL
EMBELLISHMENTS)
MAX. HEIGHT 50'-0" PROVIDED

LOADING
NONE REQUIRED

PARKING
RESIDENTIAL REQUIRES 1 PARKING SPACE FOR EVERY
2 DWELLINGS.
22 DWELLINGS= 11 PARKING SPACES REQUIRED
PROPERTY HAS A PARKING CREDIT OF 25 SPACES

COURTS
MIN. WIDTH OF OPEN COURT @ 4" PER FOOT OF
COURT HEIGHT, BUT NOT LESS THAN 10'-0" (406.1),
16'-0" OPEN COURT WIDTH PROVIDED

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$$FAR = 28700 / 10778.28 = 2.66$$

TOTAL PLANNED ADMISSIBLE AREA
= 28700 SF

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ACCESSIBILITY

PER TABLE 1107.5.1 ONE UNIT IS REQUIRED TO BE TYPE A ACCESSIBLE.
THE TYPE A ACCESSIBLE UNIT IS 1A. ALL REMAINING UNITS ARE TYPE B
ACCESSIBLE USING OPTION B OF THE BATHROOM REQUIREMENTS.

 TYPE A ACCESSIBLE UNIT = 1A

APPLICABLE CODES

2003 DISTRICT OF COLUMBIA CONSTRUCTION CODE SUPPLIMENT
2000 INTERNATIONAL BUILDING CODE
2000 INTERNATIONAL PLUMBING CODE
2000 INTERNATIONAL MECHANICAL CODE
2000 INTERNATIONAL FIRE CODE
2000 INTERNATIONAL ENERGY CONSERVATION CODE
1996 NFPA NATIONAL ELECTRIC CODE

EGRESS STAIRS [1003.2.3]

FLOOR	STAIR #1	STAIR #2
PENTHOUSE	15	15
4	17	17
3	17	17
2	25	25
G	-	-
SUB-TOTAL (CONVERGENCE)	74	74
B1	23	23
B2	5	-
TOTAL STAIR LOAD	102	97
REQ. STAIR WIDTH	20.4"	19.4"
DESIGNED STAIR WIDTH	48.0"	48.0"

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FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

2B CONSTRUCTION TYPE [IBC 2003] REQUIREMENTS DESIGNED AS

STRUCTURAL FRAME INCLUDING CLOUMNS, GIRDERS, TRUSSES	0	0
BEARING WALLS- EXTERIOR AND INTERIOR	0	0
NON BEARING WALLS AND PARTITIONS EXTERIOR	0	0 (NON COMBUSTIBLE)
INTERIOR	0	0
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	1	1 HR
TENANT SEPERATIONS:		
P-4	1	1 HR
4-3	1	1 HR
3-2	1	1 HR
2-G	1	1 HR
G-B1	2	1 HR
B1-B2	2	2 HR
ROOF CONSTRUCTION INCLUDING SUPPORT BEAMS AND JOISTS	0	0
DWELLING UNIT SEPERATION	1/2 HR (UL #U039)	1 HR
CORRIDOR PARTITION RATING W/ SPRINKLER	1 HR- DOOR RATING 1/3 HR	1 HR
SHAFT ENCLOSURE RATING (STAIRS, ELEVATOR, TRASH CHUTE)	2 HR (STAIRS, ELEVATOR AND TRASH CHUTE- DOOR RATING 1 1/2 HR.	2 HR

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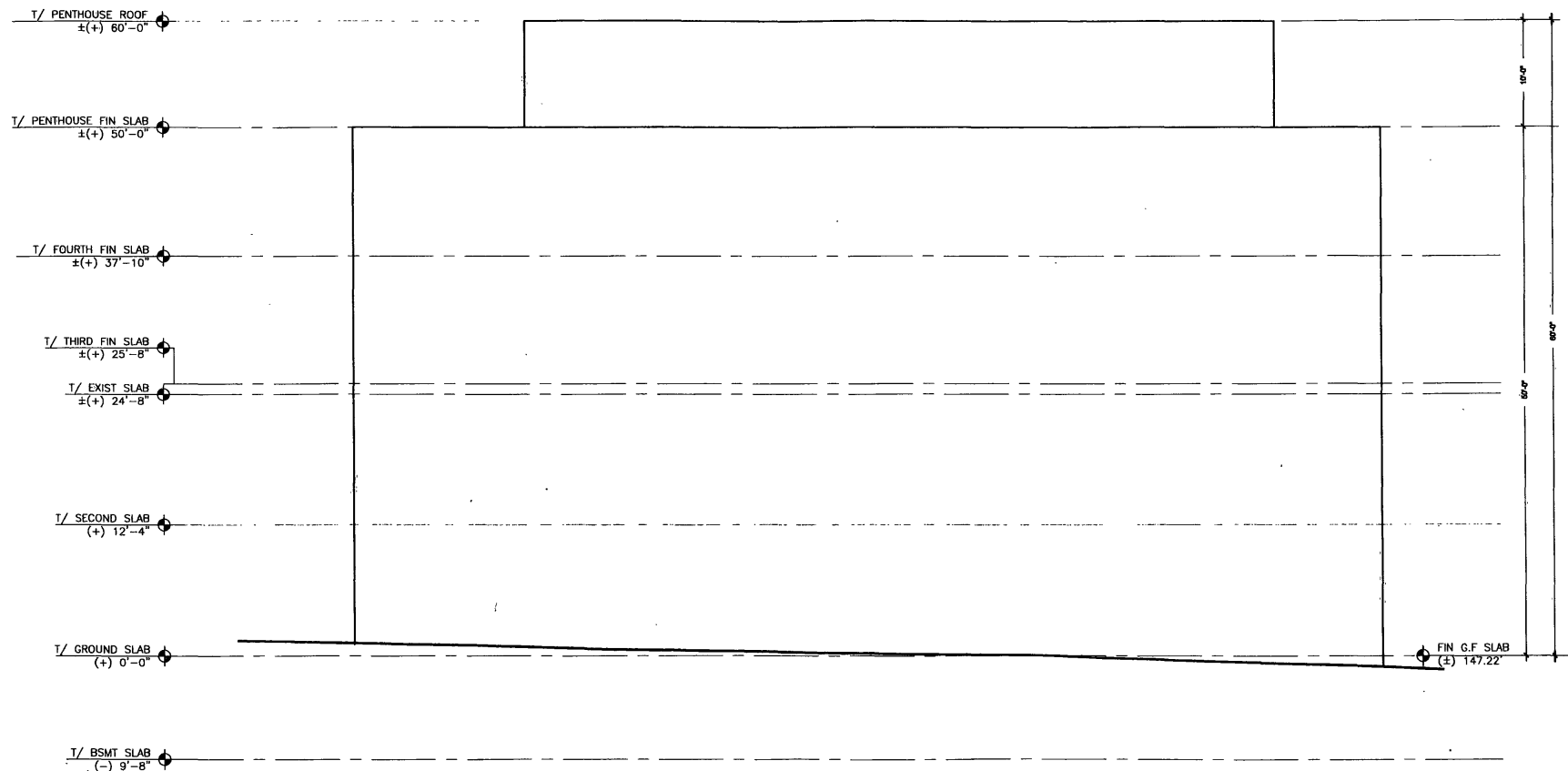
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BUILDING HEIGHT DIAGRAM
CHAMPLAIN STREET
ELEVATION

OWNER:

KING'S CREEK LLC
3411 OAKWOOD TERRACE, NW
WASHINGTON, DC

2329 - 2335
CHAMPLAIN STREET, NW
WASHINGTON, DC

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